

Zoning in the Central Business District (BC)
Working Group
Thursday, November 10, 2016

Meeting Minutes

Attendees:

Working Group: Scott Falk, Lisa Campo, Alanna Heaney, David Meehan, Anna Boelitz, Doug Dalena, Bo Milburn, Christine Fichera

Town of West Hartford

Mark McGovern, Director of Community Services

Todd Dumais, Town Planner

1. Introductions

Members introduced themselves and Todd Dumais noted that Robert Udolf had a sudden conflict and couldn't attend but will be present at the next meeting.

Mark McGovern explained the prior work done with the Town Council on the issue of density. Three ordinances have been considered by Council since 2015.

The Town Council did not establish an end date for this outreach process. The Working Group will determine it but it is expected to last a few months.

2. Planning & Zoning Overview

Todd Dumais worked through a powerpoint presentation covering the following:

- Plan of Conservation and Development (POCD) – the governing document that guides all land use decisions by the Town Plan and Zoning Commission (TPZ) and Town Council
- Explanation of roles between TPZ and Council
- Description of Zoning Districts, including Special Development Districts (SDD)
- Explanation of key concepts including Floor Area Ratio (FAR), building coverage, building height, setbacks, etc.

A discussion ensued on key aspects of the BC and CDBH Zones within the goals of the POCD. In particular, the history of the development of the CDBH and the development of Blue Back Square were discussed.

3. Working Group Perspectives

The SDD application process was discussed in detail, including application requirements, staff reviews, and the Council hearing process. Much of the discussion centered on the technical

nature of planning and engineering reviews in areas such as parking, traffic, storm water management, off-site improvements. Many applications seek and are granted a waiver of the full parking requirement while infrastructure improvements are common conditions of approval.

4. Review / Study Timeline Discussion

The next meeting date is Nov. 21s at 6:00 pm in the fish bowl conference room next to Council Chambers.

Todd Dumais has solicited quotes from planning consultants to facilitate the 2 public forums that are planned. The goal is to hold the first one in December.

It was agreed that the Nov. 21st meeting will take a deeper dive into the BC zone. A comparison of current conditions vs. what the BC currently permits will be reviewed.

A planning guide has been ordered that will be made available for use by the Working Group.

Planning staff will create a web page that will contain all Working Group resource documents, minutes and work products